

33<sup>RD</sup> ANNUAL HOME BUILDER AWARDS – P2G COMMUNITY OF THE YEAR – LOW-RISE WINNER

# the VILLAGE LIFE



Spring/Summer Newsletter 2014



**KYLEMORE<sup>®</sup>**  
**COMMUNITIES**

*Appreciate Life*



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PRESIDENT OF KYLEMORE COMMUNITIES

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# WHAT'S INSIDE

IN PERSPECTIVE WITH  
**PATRICK O' HANLON,**  
PRESIDENT OF KYLEMORE COMMUNITIES

A few years ago, we changed our company name from Kylemore Homes to Kylemore Communities to better carry the message of who and what we are as a builder, and to strengthen the bond between Angus Glen Development and our home-building company. For us, what we do involves much more than building beautiful houses. "Home" is a concept that includes surroundings offering residents easy access to amenities and leisure opportunities. For the ultimate quality of life, we believe communities should embody the perfect mix of residential styles, parks and green space, shops, dining and services, as well as easy access to indoor and outdoor recreation and community programs.

Angus Glen is an excellent example of the vision it takes and the planning involved in a successful master-planned community. As the builder/developer, we are responsible for the critical timing that allows a piece of land to unfold according to plan. This year, Kylemore will complete construction on a significant portion of The Shoppes at Angus Glen, growth that could happen only when enough people had moved in to support this neighbourhood retail plaza. As the developer, we

have to plan carefully for the timely release of all the elements in the community to ensure a thriving neighbourhood.

Last year, Angus Glen was recognized by Greater Toronto's building industry association as the Best P2G Low-rise Community. "P2G" refers to Ontario's Places to Grow Act, the government's plan for controlling growth in a strategic way. This coveted award recognizes the community that represents the best example of smart growth, environmental preservation, innovative site planning, recreational amenities, streetscapes and architecture.

A few years ago, we received kudos from Andres Duany, one of the founders of the "New Urbanism" concept that promotes pedestrian-friendly mixed-use neighbourhoods with a variety of home styles, job opportunities and quality urban design. Mr. Duany traveled here from his home in the U.S. to serve as Markham's consultant for the Cornell expansion. During his presentation, he used slides of Angus Glen to illustrate the correct way to implement the neighbourhood concept he had helped to create. We were delighted that our master-plan was so successful in his eyes.

Every year we make significant strides to completing Angus Glen Community in a manner that sustains property values, protects our resident's investment and enhances quality of life.

Sincerely,



## NEW PARKS ADDED TO ANGUS GLEN

Once winter melts away and spring greens up the community, West Village residents will have two new parks available for their enjoyment. Completed last fall, Stiver Parkette is situated on Berkshire Crescent and Glengordon Crescent, and the western portion of Angus Glen Common, midway along Angus Glen Boulevard, was also landscaped. These will be wonderful gathering places for neighbours to meet in the great outdoors!



## THE BRIDGE CONNECTION

In the not-too-distant future, residents of Angus Glen's East and West Villages will have better access to each other! Construction has commenced on Black Stock Bridge which will connect these two neighbourhoods. The abutments have been poured and the foundations completed, paving the way for the forming and pouring of the bridge deck.

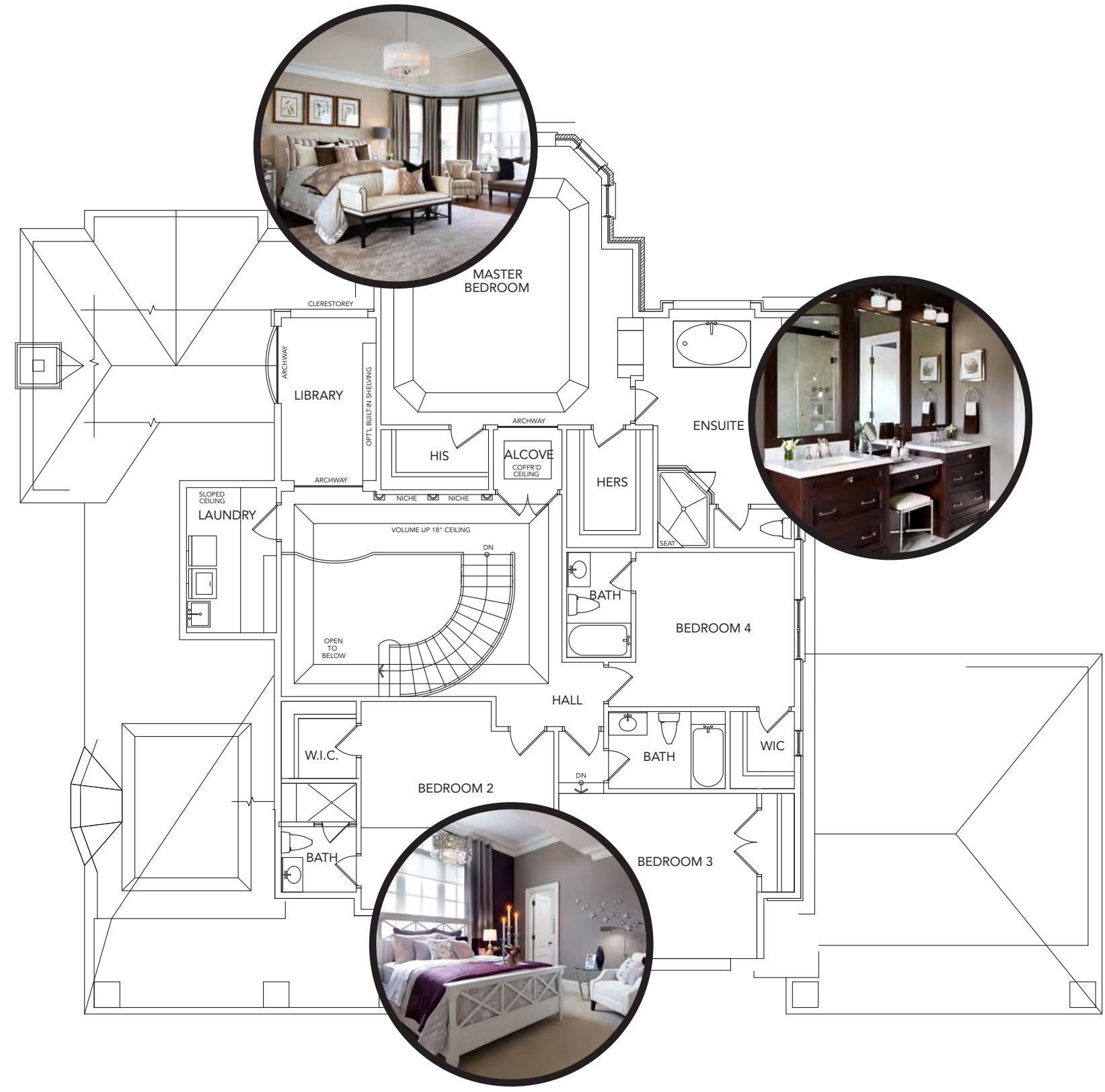
We are working under the direction of the Ministry of Natural Resources (MNR) to ensure the bridge-building program causes the least amount of disruption to the creek and environment during spring and fall. The MNR will determine the schedule for completion and opening dates. We look forward to joining our Angus Glen neighbourhoods and providing a key connection between the two.



# WHAT'S YOUR VISION OF LUXURY?



**D**iscerning new home buyers seeking luxurious living on expansive lots can still realize their residential dreams at Angus Glen. A handful of beautiful lots and home styles remain in the West Village. Select a spacious residence on a beautiful 75-foot lot overlooking the golf course or move-up to an expansive 1/3 acre lot and live in pure luxury. As part of our unique Custom Home program, you will meet with our professional designers to personalize your home. Starting with our signature outstanding features and finishes, the potential to select options



and upgrades is limitless. Kylemore includes \$134,000 value of upgrades such as 10-foot main floor ceilings with 8-foot high doors; 9-foot second floor with 7-foot high doors; a fabulous SubZero and Wolf kitchen appliance package; granite kitchen countertop; oak stairs and so much more. Customized to satisfy your lifestyle, these elegant residences range in size up to a grand 5,300 square feet. Stay tuned for our new custom home model coming September 2014. Prices on a 75-foot lot start from \$2,569,990.



FUTURE  
CONDOMINIUMS

**STOLLERY**  
estates

## STOLLERY ESTATES NAMED TO HONOUR FOUNDING FAMILY

**T**he final phase of the West Village (Phase 2D) is named Stollery Estates to pay tribute to the three generations of the Stollery family who have been involved with Angus Glen.

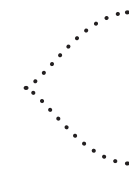
In the late 1950s, mining entrepreneur and avid golfer Arthur Stollery owned the farmland known as Angus Glen in Markham. Here he raised cattle and later, thoroughbred race horses. In the 1990s, he began to plan his dream to build a world-class golf course which was completed by the Stollery family after his passing. In 1995 Arthur's son, Gordon Stollery, presented a master plan for the Angus Glen community to the Town of Markham, it was considered revolutionary. His vision was to create one of Ontario's first mixed-use residential communities based on new urbanism planning principals, with the existing 18-hole championship Angus Glen golf course and planned second course at its heart. In consultation with the Town planners, Gordon was successful in creating a community that has no equal.

Kylemore Communities and several members of the Stollery family are moving ahead with the realization of Gordon's dream. Stollery Estates is a collection of 35', 43' and 50' lots that will complete the West Village neighbourhood. Sales for the final neighbourhood in the West Village opened on March 15 to a resounding success. Only a handful of lots remain.



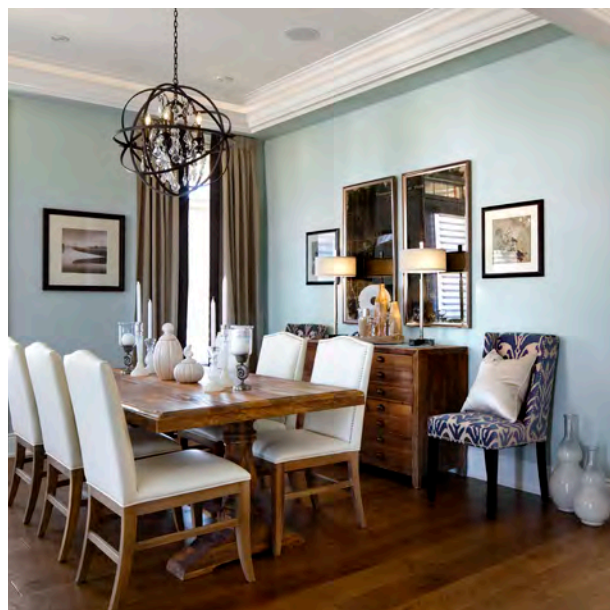
# LOCKHART DESIGNED MODEL HOMES SPARKLE

When Kylemore launched sales for Parkside East – an enclave within East Village – we also opened the doors to two brand new model homes finished with Jane Lockhart’s magic touch. “It’s a treat to design two model homes at the same time,” Jane said. “It gives us an opportunity to showcase the versatility of a Kylemore floorplan simply by creating a unique colour palette for each home with stunning results. These spacious homes are designed for the way today’s modern families live – with all the comfort, style and detail homeowners expect from Kylemore.”



The Oakley is a four-bedroom 3,518 square foot home that Jane describes as evocative of haberdashery, incorporating classic influences and darker colours with touches of Ralph Lauren style. “The tuxedo styling in the kitchen is punctuated by a palette of espresso with cream, a look consistent with current fashion trends that offer high contrast and richness. In other areas we’ve introduced applied mouldings which harken back to past eras. The dining room features twin chandeliers for a punch of drama yet still lending to the classic styling.”

Hand-scraped durable oak flooring in a beautiful, dark stain is laid throughout the main floor. Just inside the front entrance to The Oakley is a library. Jane opted to furnish this room as a home office, making it a space that is on trend to suit the needs of today’s professionals and their families.



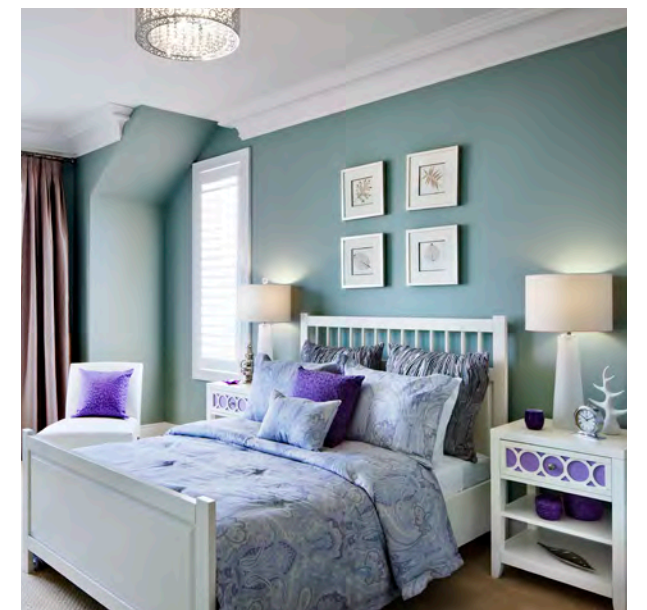
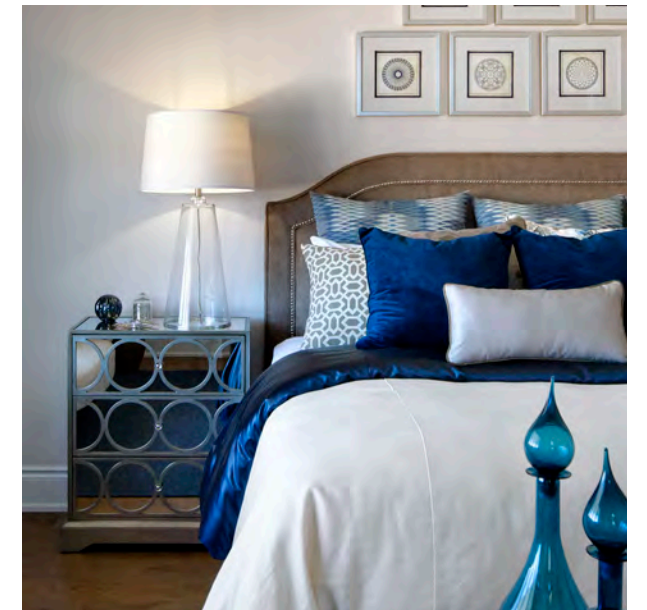
Jane Lockhart

The second Model is a Riley design; a three-bedroom home of 2,338 square feet. Jane believes the ideal buyers of this layout to be couples who are downsizing and families with young children. Her design theme taps into trends that lean toward lighter and fresher colours. “The new neutral is pale green/blue that we’ve interpreted into a beachy, Cape Cod look of casual elegance,” she said. “We’ve incorporated a built-in bench and mirror in the front entry to illustrate how to maximize the amount of useable space as well as to create a lovely welcome to the home. Another of my favourites in The Riley is the family room, where we’ve installed a modern horizontal gas fireplace with stone surround and included two window benches that we know people will adore!”

Quartz countertops and hard-wearing porcelain floor tiles with a gloss finish are examples of Kylemore’s approach to designing homes that are both practical and luxurious. Architectural details such as specific edges on vanities and countertops, and tiles laid in original patterns are what Jane calls ‘Easter eggs’ she knows visitors will discover and appreciate.

Kylemore’s model homes are furnished with a selection from Jane’s Canadian-made furniture collection called Jane by Jane Lockhart. “We’ve chosen a mix of velvet, linen and durable fabrics made to withstand the wear and tear of everyday family life,” she explained.

Video tours of these two lovely models are available at [kylemorecommunities.com](http://kylemorecommunities.com). Better yet, stop by and see them in person for an inspiring residential experience!



SWINGING IN TO CONSTRUCTION ON  
**THE 6TH**



Last November, the fabulous Clubhouse at Angus Glen Golf Club was packed with an excited crowd for the official groundbreaking celebration on The 6th - Markham's only boutique golf course condominium. Kylemore Communities President Patrick O'Hanlon was joined by City of Markham Mayor Frank Scarpitti, Councillors, dignitaries, owners-in-waiting and many of Kylemore's trades for the festivities.

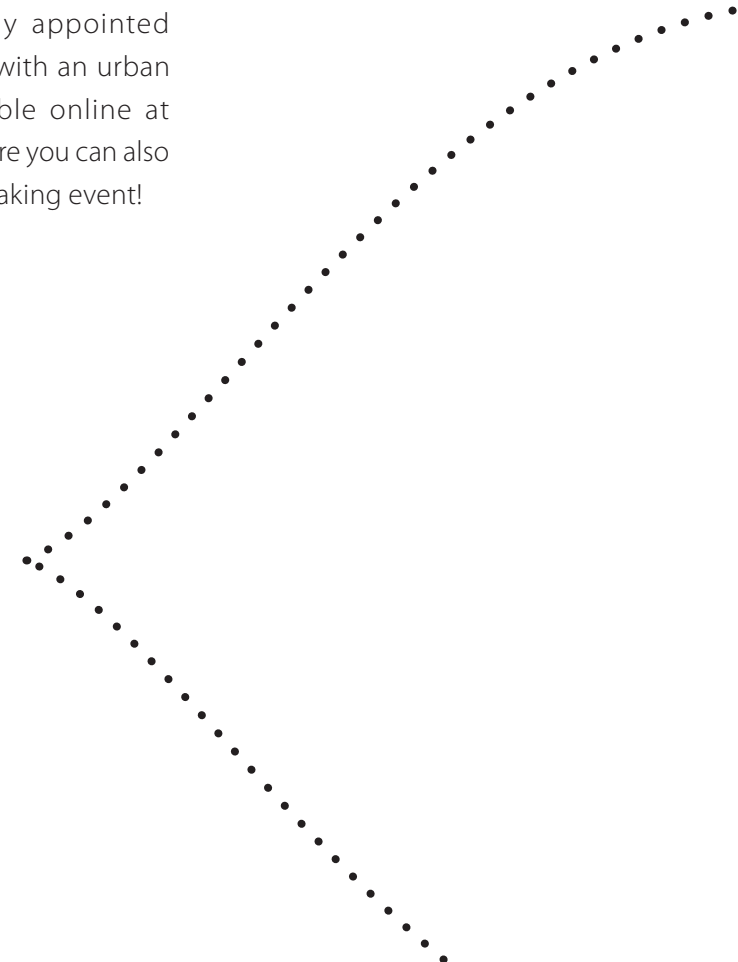
The 6th is the first condominium to be built in Kylemore's award-winning master-planned Angus Glen Community. "The 6th is a natural addition to Angus Glen," Patrick O'Hanlon said. "Our goal was to build a master-

planned community along New Urbanism planning principles that is as equally suited to families with young children as it is for singles and seniors. The 6th is our signature condominium building, affording luxury and freedom to those seeking a superior carefree community in Markham." Mayor Scarpitti said, "I congratulate Patrick and the entire Kylemore team for starting to build another amazing neighbourhood in Markham. They've adhered to Markham's high quality building planning standards, and are adding another dimension to a neighbourhood that's already won awards for great community design, nestled into one of Canada's most renowned golf courses, Angus Glen."

Cailley Stollery, President of Angus Glen Golf Club, added, "This is the culmination of the land our family has owned for decades, and it's wonderful to look out and see the beautiful green spaces. This condominium is part of something really special."

Joining the celebration, BILD President and CEO Bryan Tuckey acknowledged that Kylemore is an important participant in the building industry, the City of Markham and York Region. A LEED Silver Candidate registered with the Canada Green Building Council, The 6th encompasses two intimately scaled buildings set alongside

Angus Glen's million-dollar homes. Kylemore partnered with the talented designer Mike Niven to create sumptuously appointed suites and five star amenities, with an urban flare. Virtual tours are available online at [KylemoreCommunities.com](http://KylemoreCommunities.com) where you can also watch a video of the groundbreaking event!





## HOW DOES YOUR CONDO GROW?

Everything is full steam ahead with construction on The 6th. Be sure to check the website for ongoing photos showing the progress on this exquisite condominium!

Visit [kylemorecommunities.com](http://kylemorecommunities.com) and click on "The 6th" to view more exciting pictures from our construction gallery.



## DISCOVER ELEGANT COUNTRY CLUB LIVING AT THE 6TH

As a gracious addition to the Angus Glen community, The 6th is poised to be a statement building among Kylemore's luxurious family homes. This "statement" is carefree country club living!

Overlooking the challenging 6th and 7th holes of the golf course, this elegant residence offers all the richly appointed attributes of a private club. Inside, stylish amenities will include executive concierge service from the urban chic lobby where comfortable furnishings are arrayed beside a fireplace. A fully equipped exercise room, yoga studio, tranquility whirlpool and saunas are also provided. For entertaining, there's a party room with bar and catering kitchen and for more formal occasions- the elegantly private dining room. A hotel-like guest suite is an additional convenience for overnight guests. The resort ambience extends outdoors with a beautiful swimming pool surrounded by cabanas and al fresco dining areas set amid an oasis of garden beds.

Does life get any better?





WHAT'S  
**NEW IN**  
THE NEIGHBOURHOOD?



## THE SHOPPES OF ANGUS GLEN

Living in the Angus Glen community today includes convenient access to almost 42,000 square-feet of retail stores and services at The Shoppes of Angus Glen, located at Kennedy Road and Major Mackenzie. Among the existing business are a TD Canada Trust branch, Tim Horton's, Angus Glen Montessori School and Symposium Restaurant, with more to follow in buildings now under construction. Later this year, Kylemore will relocate company headquarters to this plaza. There is still retail/commercial space available for lease. Interested parties should contact:

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## SYMPOSIUM RESTAURANT

Kylemore welcomes Symposium Café Markham Restaurant & Lounge to The Shoppes of Angus Glen! This upscale casual café opened on January 8th to an enthusiastic crowd. Owner Mina Aziz is ecstatic with the way the eatery has been received by locals.

"I was previously involved in the gas station business and had 11 stores across Durham Region," he says. "I found out about the Symposium franchise opportunity, visited the Thornhill location, and it was love at first sight. Within a year, I sold the gas stations and opened the restaurant here. People in this community treat each other with respect, and many have gone out of their way to be helpful. The residents I've met during the last month have convinced me to move to Markham. This is a great place to live."

Symposium Café Markham is open seven days a week, from early mornings through to late nights. Diners can select or choose from classic gourmet meals, exotic desserts, European coffees and specialty beverages. Symposium includes a fully licensed bar lounge. There is seating for 95 indoors, and in nicer weather, the beautiful patio will be a wonderful destination. The restaurant can also accommodate large groups and last-minute dining functions. To find out more or make a reservation, call 905-927-9779 or visit [www.symposiumcafe.com](http://www.symposiumcafe.com).



## ANGUS GLEN MONTESSORI SCHOOL



January 25 marked another milestone in the Angus Glen community, when an official ribbon-cutting was held for the Angus Glen Montessori School. The school offers a modern facility designed to accommodate Montessori programming within the preserved original Colty's Corners School House built in 1862. City of Markham Mayor Frank Scarpitti was among the dignitaries who joined Kylemore President Patrick O'Hanlon, Director of Education, Syeda Hasnain, current students and their families, as well as former pupils and a teacher from Colty's Corners for the celebration. "Education and heritage will walk hand-in-hand in our school, creating new memories for students in the growing community of Angus Glen," said Syeda Hasnain.

Markham Mayor Frank Scarpitti commented, "I'm pleased to participate in today's celebration for the opening of Angus Glen Montessori School. Not only does this provide another great learning centre for our youth, but it's also presented within an amazing piece of Markham's history, with the original school house on this location dating back 150 years."

The Colty's Corner School was used as a place of learning until 1964. Shortly after, the building was converted to office space, and at one time was used by Angus Glen Farm Enterprises, owned by Arthur Stollery. Property owner and community builder Angus Glen Developments/Kylemore Communities worked in consultation with Town staff to incorporate the heritage building into the company's first significant retail/commercial plaza in Angus Glen.

The School's interior was designed by Jane Lockhart Interior Design in Toronto, who through six seasons of Colour Confidential, W Network and HGTV in the U.S., gained expertise in design and colour. Jane chose a neutral wall colour of taupe with accents of terra cotta, teal green, blue and yellow and selected furniture of light birch wood, which she describes as young, playful and practical. The resulting effect is universally interesting and appeals to children, while also strengthening the relationship between the historic and the new buildings.

The City's Official Historian, resident of Markham for over 70 years and a pupil of the school from 1943 to 1950, Mr. Lorne Smith spoke about the changes he has witnessed since attending Colty's Corners School. "We had eight grades in a single room but we learned a lot and had fun. I have been very thankful that this piece of community history has been well preserved on this site. It is my touchstone with the past every time I drive by." To thank each of the official speakers, students created original artworks and presented dignitaries with this memento of the occasion.

Angus Glen Montessori School offers a private Montessori program to students between 18 months and 6 years of age, as well as providing a program dedicated to nurturing and care of infants. The school aims to provide the best possible foundation, so students are inspired for a lifetime of learning. Angus Glen Montessori operates year-round providing full-time, part-time, weekend care and tutoring. Call 905-534-5200 or e-mail [info@angusglenmontessori.com](mailto:info@angusglenmontessori.com).

[www.angusglenmontessori.com](http://www.angusglenmontessori.com)

# THE METAMORPHOSIS OF ANGUS GLEN GOLF CLUB



The south course at Angus Glen Golf Club is getting a facelift! Last year, extensive renovations started with the goal of increasing efficiency and sustainability of the maintenance program, as well as providing guests with an improved high-end course to enjoy. The revitalization includes the complete resurfacing of all greens, reconstruction and relocation of bunkers, improved draining and new sand, the redesign of several holes, conversion of blue grass areas to naturalized fescue and an upgrade on the irrigation system. As a result, the course will blend more seamlessly with its natural environment.

"We did a tremendous amount of planning before we started the changes," says Doug Erwin, Head Superintendent at Angus Glen Golf Club and Goodwood Golf Club. "We brought in the architectural firm of Mackenzie & Ebert to help us address all the elements. To streamline the course and better accommodate our golfers, we cut the number of bunkers from 108 to 60 and moved some of the existing ones. We also replaced the sand with a new higher-performing type on top of special liners to keep it clean."

The next phase was to increase the tee areas by using the mix of sand and soil taken from the refurbished greens. "We still maintain multiple sets of tee decks for players of various skill levels," he says. "All of the greens (including the practice green) have been rebuilt with new engineered sand, and we are sodding the greens with new grass, starting from scratch. We did this in just a little

over 30 days, from August 31 to October 5, which was a first in golf course renovation. Of course, we had amazing weather, so that helped a lot."

Replacing the course's aging irrigation system was also part of the plan. "We invested in a new irrigation system," Doug says, "with pipe and sprinklers that use water more efficiently. Water is becoming a more focused commodity, and if restrictions are implemented in the future, we can direct water to specific parts of the course. We also added three ponds for additional water storage. By adding fescue grass, which takes less labour, fertilizer and water to maintain, we also provide some habitat for ground-nesting birds."

This spring, there are seven sets of tees that still need to be sodded, as well as paving for the new cart path created by the renovation. "We're 90% done," Doug says "and we'll be ready to reopen on May 26."



## FRESH FOOD FOR THOUGHT AT THE SILO GRILL



Discover a wonderful culinary experience at Angus Glen Golf Club's popular Silo Grill Restaurant, which is home to renowned Executive Chef, James Piggott. Chef Piggott brings a distinguished background, having formerly provided services at the Toronto Airport Marriott, Westin Prince and Delta Meadowvale Hotels. He has been on teams representing Ontario and Canada at several international competitions, including the World Culinary Olympics, and has won Gold and Silver medals.

The award-winning George Brown alumnus is serving up fresh new menu ideas for diners and banquet guests at The Silo Grill. Whether it's a breakfast sandwich before your early tee off, a fabulous burger or delicious pasta for lunch, or a sizzling steak for your evening meal, you are in for a treat!

## PROUD HOST VENUE - GOLF

### PUMPED UP FOR THE TORONTO 2015 PAN AM & PARAPAN AMERICAN GAMES!

**A**ngus Glen Golf Club is proud to have been selected to host the first-ever Pan Am Games golf tournament in July 2015! "When the request for proposals was announced by Golf Canada in 2012, we had high hopes," says General Manager Peter Chronopoulos. "We're so excited to have been awarded the games. It enhances our reputation as an excellent facility and coincides with Angus Glen's 20th anniversary in 2015."

The championship-level club has hosted the Canadian Open twice, in 2002 and 2007; the 2001 Telus Skins Games and BMO Canadian Womens Open. The upcoming 72-hole Pan Am competition, which will be played on Angus Glen's south course, includes men's and women's events for 64 professional and amateur players. This tournament will take place a year ahead of the Rio Games, where golf will return to Olympic competition after more than 100 years. "Our revitalization of the south course is already world class," Peter says, "and offers an additional challenge as well as a new look and feel. Bring on the games - we're ready!"



# PATRICK O'HANLON HONoured BY RYERSON UNIVERSITY



Recently, Kylemore Communities President Patrick O'Hanlon was recognized at Ryerson's annual Alumni Achievement Awards, which "honour outstanding graduates of the university who have excelled in their chosen careers and made significant contributions to their profession, community and country."

Patrick certainly qualifies for that distinction. Recognized as one of the Greater Toronto Area's most influential home builders, he graduated from Ryerson in 1983 in Urban and Regional Planning. From there, he worked in regional planning and then entered a management training program at Bramalea Limited, one of the biggest builder/developers in the GTA in the 1980s. During his time with Bramalea, he learned every aspect of the business, oversaw 23 high-rise and low-rise sites a year, and quickly rose to the position of Vice President. That training and experience gave him the confidence to go out on his own.

In the meantime, mining entrepreneur and avid golfer Arthur Stollery, who owned the land on which Angus Glen is being developed, implemented his dream of building a golf course on it. His son, Gordon, completed the course in 1995 with the vision of creating a

residential community to surround it. By this time, after gaining expertise with many of the GTA's major builders, Patrick along with Frank Spaziani founded Kylemore Communities. Gordon approached them about bringing his plan to life. "We believed in Gordon's vision to build a golf lifestyle community of the highest calibre," Patrick says.

Patrick is also one of the key supporters of Ryerson University's Centre for Urban Research and Land Development (CUR), which is studying the economic impact of urban policies in the Greater Golden Horseshoe area. He established CUR with urban and real estate economist Frank Clayton and David Amborski, a professor in Ryerson's School of Urban and Regional Planning. The Centre was launched in November 2013, with Professor Amborski as its director. "The Greater Golden Horseshoe is one of Canada's fastest-growing regions," Patrick says. "There are billions of dollars of spending at stake, so it's important to ask the right questions from the start."



## KYLEMORE CARES WITH TOYS DURING THE HOLIDAYS

Kylemore Communities' long-standing tradition of spreading cheer during the holidays includes a Toy & Gift Drive, which was a great success in 2013. Suppliers, trades, staff, consultants and friends provided hundreds of generous donations at Kylemore's Annual Holiday Party. As part of the Unionville Alliance Church's Christmas Food and Toy Drive, these gifts made a significant difference in the lives of area families. We would like to thank everyone who contributed for your kindness and holiday spirit!



## TEEING OFF FOR CHARITY

Raising funds for good causes via an annual golf tournament comes natural for Kylemore Communities, which lends a hand to charities and non-profit organizations in many GTA areas. Two hundred golfers teed off at the 6th Annual Kylemore Kares Charity Golf Tournament, held at Angus Glen Golf Club, helping to raise \$100,000.

Since its inaugural year, the tournament has expanded to now use both of Angus Glen's 18-hole championship courses, and overall has raised more than \$600,000 in support of charities and nonprofit organizations. "The tournament always sells out quickly due to the support we receive from our trades, consultants, and suppliers," said Patrick O'Hanlon. "We added the evening dinner event a few years ago so non-golfers can join us in this great day. The funds raised at this annual event are distributed throughout the year and we often lend a hand to organizations who may not receive major corporate donations. For these groups amounts such as \$1,000 can make a huge difference."





# KYLEMORE<sup>®</sup> COMMUNITIES

*Appreciate Life*



**Stollery Estates**  
**Two model homes**

Private enclave of 35' 43' & 50' homes. The final phase in the award-winning Angus Glen Community.



**The 6<sup>th</sup> at Angus Glen**  
**Under Construction**

Full range of Designer suites  
From 713 sq. ft. to 2,030 sq. ft.  
Markham's only boutique  
golf course community.



**West Village – Angus Glen**

70' and 1/3 acre Executive  
custom homes.  
West Village invites a new  
sense of luxury living.



**Parkside East**

**Two model homes**  
Luxurious 31', 35', & 43'  
Single Detached homes.  
Live in an established  
neighbourhood.



**Port of Newcastle**  
**Last chance – 3 Homes Left**

500 Lakebreeze Dr.  
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Resort-style living, great  
amenities right on the lake.

For more information visit

[kylemorecommunities.com](http://kylemorecommunities.com)